



San Remo Golf & Tennis Club

Condominium Association, INC

Welcome New Residents Meet & Greet

San Remo Golf and Tennis Board of Directors Notification 1-30-19

Welcome owners and their approved renters, to San Remo Golf and Tennis Club - a great clean place to call home. As part of the community, be responsible for adhering to rules and regulations, and be a good neighbor to all.

Please read and review rules and regulations. This will help us all to understand the importance of these rules to keep shared common elements looking great and proud to call home. As part of the community, be responsible adhering to our rules and regulations.

Dumpster Areas:

We just wanted to remind all community members that our garbage area is for regular household trash and recycling only. If the dumpster is full, please go to the next dumpster area on the property (secure all gates when leaving the dumpster area). Under our General Rules and Regulations, all household trash must be bagged and put into the dumpster NOT left on the ground! Large boxes must be broken down (whether put into the yellow recycling bin or the dumpster). Violations may result in a fine.

Solid Waste Authority (SWA) Recycling Guidelines:
<http://www.SWA.org/RecycleRight>

Please be advised that it clearly states in the condo documents that you must haul away construction debris at the end of the day. Please make provisions to dispose of construction debris, water heaters, appliances and other like bulk items, household items, such as furnishings including old mattresses, box springs, sofas, TV's, chairs, lamps, etc. off property. There is local facility where you can bring these items.

Place in Blue Recycle Bins: Plastic bottles and containers (lids on; 2 gallons or less); food and beverage cans; glass bottles and jars (lids off); milk and juice cartons (lids on); drink boxes (no pouches) Separate and recycle plastic/Aluminum Cans only/glass goods; Aluminum beverage cans, foil, and pie plates, glass - bottles and jars, plastic containers, milk, and juice cans.

Place in Yellow Recycle Bins;

cardboard (flattened); newspaper and inserts (no plastic bags); office and school paper; mail; magazines; dry food boxes without food stains; paper bags; cardboard paper rolls; pizza boxes (no food stains) Separate and recycle paper goods Break down all boxes and containers before placing them in Recycle Bins.

Newspaper, news inserts, brown paper bags, corrugated cardboard boxes, magazines, catalogs, & phone books, milk and juice cartons including drink boxes

1. SWA says, PLEASE NO: plastic bags; foam products; aluminum foil or pans; shredded paper; plastic eating utensils or straws; paper plates; paper towels or napkins; coat hangers; light bulbs; needles; Lithium Batteries and WHEN IN DOUBT, THROW IT OUT!

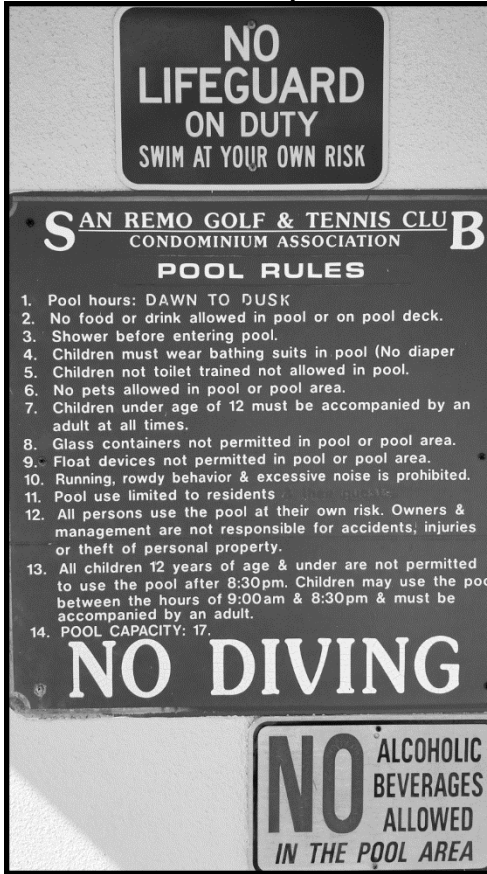
Dumpster Gates & Bin Lids must be closed before leaving area!



San Remo Golf & Tennis Club
 Condominium Association, INC
Rules & Regulations continued

Pool Rules Display at Pool.

Take time to read safety

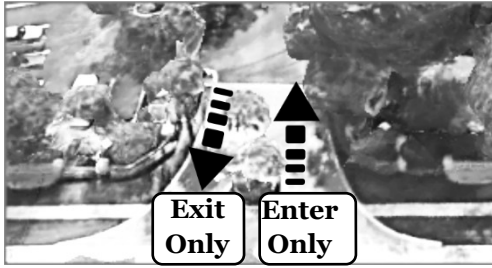


Health & Safety Related Rules and Reminders:

1. No animal community.
2. No trash or unsightly articles to be placed or hung out on patios or balconies and common element areas - must always be immediately disposed at designated on-site dumpsters for trash pickup.
3. All Owners/Renter must have a Parking Permit Sticker on their vehicles. To obtain parking sticker for registered vehicle, please contact Jennifer Murray.
4. Gas/Pro pane Tank and related Barbecue equipment is prohibited.
 - a. All 2nd floor units can only use Electric Barbecue (Fire Dept. Rule)
 - b. Only Charcoal Grills are permitted on ground floor, and must be 15' away from building. When not in use they must be stored inside units and not on patios. (Fire Dept. Rule)
5. Always be considerate to your neighbors, keep noise to a minimum. **No loud noises such as stereo, TV, radio, load conversation, etc. after 11 PM.**
6. Plants and objects that hinder /or obstruct access to units is prohibited.
7. Make sure dryer vents are kept clean, free of lint, and debris, with a secured screen.
8. No flammable materials may be stored within units, on patios, balconies or rear porches.
9. Shut off the water if leaving for an extended period (Shut-off is located outside the 1st floor unit). Keep the water valve always clear of debris.
10. Only one set (table & chairs) are permitted on ground floor units.
11. No Furniture is permitted on second-floor landings (it hinders access for Police and Fire Rescue). *Grandfathered for End Units with a single accessed stairway that does not hinder ingress or egress from the unit.*
12. No bikes, boats, ski mobiles, trailers, and commercial trucks for more than 24 hours. These items will be removed at the owner's expense. Authorized motorcycles and bikes are permitted.
13. Please observe all displayed pool rules and keep the pool area clean and free of debris when leaving. Also, please close umbrellas when leaving the pool area to ensure safety when unoccupied (per the City Board of Health).
14. Pool operation is open daily from "Dawn to Dusk" only, No admittance after dusk. The sign will be placed on the pool entrance gate with a sensor light to ensure notification conformance.
15. Outside antennas, TV dishes on buildings, and common elements areas are prohibited. However; in condominiums, owners are entitled to install satellite dishes on private balconies or private patios, but the roof and exterior walls can still be off-limits because they are common elements. - State statute!
16. Vehicle car washing is prohibited, *We don't have a designated location on common element community property today. Working on a Solution!*
17. All residents are required to have a pool gate key to gain access to the pool and restrooms.
18. No skateboards, scooters, or bicycle riding in parking lot areas (common elements area for safety of residents)
19. Only one owner assigned parking space per unit, and one guest spot *first come first basis, and must be moved frequently* for each residence (2 day max).
20. Only registered residence vehicles are allowed in assigned owners' parking spaces. only one allowed guest parking space per unit on a first come basis, *and must be moved with regularity.*



San Remo Golf & Tennis Club
 Condominium Association, INC
Rules & Regulations continued



The Florida Condominium Statue 718 gives the association the authority to levy a fine for failure to comply with these provisions. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day or a continuing violations, with a single notice & opportunity for a hearing, provided that no such fine may exceed \$1000 (one-thousand dollars). No fine may be levied except after giving reasonable notice & opportunity for a hearing to the owner and, if applicable, its tenant and /or other invitees. If the committee does not agree with the fine, the fine may not be levied.

21. Commercial trucks must be remove within 24 hours. Will be towed at owners expense.
22. **No commercial signs** of any type shall be displayed within the community.
23. Always adhere to driveway Entrance and Exit-only signs. Please drive courteously to ensure the safety of our community owners/renters.
24. The speed limit is **15 mph on common property is strictly enforced** for the safety of our community. The violator will be fined.
25. Unit owners are responsible for Air conditioning periodic draining lines (*recommended 3 to 4 months*) for proper operation and eliminate possible building damage due to water leakage.
26. Unit owners are responsible for interior insurance coverage when damage occurs within the unit or possible liability damage to other neighboring units.
27. Only licensed and insured plumbers, carpenters and electricians are used for renovations performed within apartment. Must have Board Approval for major repairs AC and heating, including 2nd floor tiling, requires sound proofing insulation.
28. No Unit shall be used or occupied except as residential and single family residences. Single families of no more than 6 persons (2 to a bedroom & 2 more in common room/den. Non families are limited to 3 persons max.
29. All unit owners are responsible for the actions of residents, visitors, and other persons residing and/or visiting their units. It shall be the responsibility of the owner to inform any person of the rules & Regulations of the community.
30. All Fire Alarms must not be removed, Tampered with or painted (Fire Dept rules with fines of \$500 and/or imprisonment may be enforced).
31. All outdoor screens must be kept in working condition, screen holes fixed and frames or replaced at owners expense.
32. Maintaining AC & heating, plumbing, electrical equipment in good operational use is the responsibility of unit owners (protects the property right of our community).
33. In-unit Pest Control - is the responsibility of the owners/ renters, while external pest control is San Remo Association responsibility.
34. No exterior modifications of any kind shall be made to any unit unless approval, in writing, has been received from the Board of Directors.
35. All damage caused to the association property by any resident, guest or animal, shall be the responsibility of the unit owner who shall be strictly liable.
36. No business of any kind shall be maintained, operated nor permitted on the property, nor any common property elements thereof.
 The association intends to maintain a neat, clean, and healthy environment for all to enjoy. Please comply with the rules and regulations.

If you have any questions or concerns, please contact our resident association manager, Jennifer Murray, at jem.sanremo@gmail.com

Cable & Internet - Note to all Renters:

The cost of *Breezeline* cable & internet service is included in the unit owner's monthly COA dues and is not an additional cost to you (unless you choose to add a landline or add a specific channel that's not in the current channel lineup). All that is required of you to get set up, is to call them and schedule an installation appointment at **1-888-536-9600** Internet download and Upload speed are 350Mbps. The TV package includes: HBO, MGM, Showtime, and most of your local favorites. Three TVs